143.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,900 / 870,900
					USE VALUE:	870,900 / 870,900
					ASSESSED:	870,900 / 870,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORTON DAVID F
Owner 2:	SIMMONS MOLLY A
Owner 3:	
Street 1:	75 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HORTON DAVID F -
Owner 2:	SIMMONS MOLLY A -
Street 1:	75 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6074.000	389,100		481,800	870,900
Total Card	0.139	389,100		481,800	870,900
Total Parcel	0.139	389,100		481,800	870,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.76 | /Parcel: 470.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93053

GIS Ref

GIS Ref

Insp Date 04/23/18

!11135!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	389,100	0	6,074.	481,800	870,900		Year end	12/23/2021
2021	101	FV	377,900	0	6,074.	481,800	859,700		Year End Roll	12/10/2020
2020	101	FV	378,100	0	6,074.	481,800	859,900	859,900	Year End Roll	12/18/2019
2019	101	FV	282,500	0	6,074.	451,700	734,200	734,200	Year End Roll	1/3/2019
2018	101	FV	269,900	0	6,074.	373,400	643,300	643,300	Year End Roll	12/20/2017
2017	101	FV	269,900	0	6,074.	343,300	613,200	613,200	Year End Roll	1/3/2017
2016	101	FV	269,900	0	6,074.	313,200	583,100	583,100	Year End	1/4/2016
2015	101	FV	255,800	0	6,074.	307,100	562,900	562,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:58:42

LAST REV

Date	Time
12/09/20	14:21:13
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11135

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORTON DAVID F	47015-131		2/24/2006		555,000	No	No		
	9678-176		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	93053
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1255	Wood Dec	14,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	MEAS&NOTICE	BS	Barbara S
1/21/2009	Meas/Inspect	372	PATRIOT
11/16/1999	Meas/Inspect	264	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6074		Sq. Ft.	Site		0	80.	0.99	9									481,775						481,800	

Total AC/HA:	0.13944	Total SF/SM:	6074	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	481,775	Spl Credit		Total:	481,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21756744
Const Adj.:	0.98000199
Adj $ / SQ:	155.118
Other Features:	100250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436257
Depreciation:	47116
Depreciated Total:	389141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

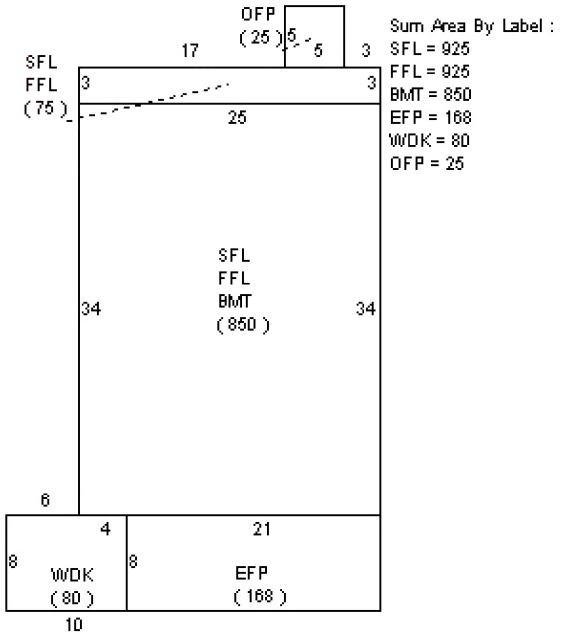
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.12
Special Features:	0	Val/Su Net:	130.88
Final Total:	389100	Val/Su SzAd	210.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	925	155.120	143,485
SFL	Second Floor	925	155.120	143,485
BMT	Basement	850	46.540	39,555
EFP	Enclos Porch	168	42.560	7,150
WDK	Deck	80	15.680	1,254
OFP	Open Porch	25	43.120	1,078

Net Sketched Area:	2,973	Total:	336,007
Size Ad 1850	Gross Area 2973	FinArea 1850	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X9	A	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc